134.0	0005	0012.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	836,300 / 836,300
					USE VALUE:	836,300 / 836,300
					ASSESSED:	836,300 / 836,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		MENOTOMY ROCKS DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	D`ADDARIO PAUL S &	
Owner 2:	LISA SULLIVAN SUPPLEMENTAL NEE	
Owner 3:	D`ADDARIO PAUL S/TRUSTEE	
Street 1:	3 MCDEVITT DR	
Street 2:		
Twn/City:	WOBURN	
St/Prov:	MA Cntry:	Own Occ: N
Postal:	01801	Type:

PREVIOUS OWNER

Owner 1:	DADDARIO THERESA/LIFE ESTATE -
Owner 2:	-
Street 1:	7 MENOTOMY ROCKS DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,279 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1967, having primarily Vinyl Exterior and 2080 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7279.000	350,400	700	485,200	836,300
Total Card	0.167	350,400	700	485,200	836,300
Total Parcel	0.167	350,400	700	485,200	836,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.07 | /Parcel: 402.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	86490
GIS Ref	
GIS Ref	
Insp Date	05/25/18

!10471!

PREVIOUS ASSESSMENT

Parcel ID: 134.0-0005-0012.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	350,500	700	7,279.	485,200	836,400	836,400	Year End Roll	12/18/2019
2019	101	FV	290,000	700	7,279.	454,800	745,500	745,500	Year End Roll	1/3/2019
2018	101	FV	287,900	0	7,279.	376,000	663,900	663,900	Year End Roll	12/20/2017
2017	101	FV	287,900	0	7,279.	345,700	633,600	633,600	Year End Roll	1/3/2017
2016	101	FV	287,900	0	7,279.	315,400	603,300	603,300	Year End	1/4/2016
2015	101	FV	263,900	0	7,279.	309,300	573,200	573,200	Year End Roll	12/11/2014
2014	101	FV	263,900	0	7,279.	287,500	551,400	551,400	Year End Roll	12/16/2013
2013	101	FV	263,900	0	7,279.	273,500	537,400	537,400		12/13/2012

PRINT

Date	Time
12/11/20	00:46:23

LAST REV

Date	Time
06/14/18	10:33:51
apro	
10471	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DADDARIO THERES	66726-223		1/27/2016	Convenience	1	No	No		
DADDARIO THERES	59771-273		8/16/2012	Convenience	1	No	No		Theresa T D`Addario dod 10/8/2013
	11588-411		10/9/1968			No	No		Americo DAddario dod 7/16/10

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	MEAS&NOTICE	HS	Hanne S
11/6/2008	Meas/Inspect	355	PATRIOT
10/25/2000	Hearing N/C	189	PATRIOT
11/9/1999	Meas/Inspect	256	PATRIOT
7/7/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	86490
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7279		Sq. Ft.	Site		0	80.	0.83	9			Ledge	-5					485,160						485,200	

Total AC/HA:	0.16710	Total SF/SM:	7279	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	485,160	Spl Credit		Total:	485,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	126.968
Other Features:	104500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	430522
Depreciation:	80077
Depreciated Total:	350445

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 1		HB 1		

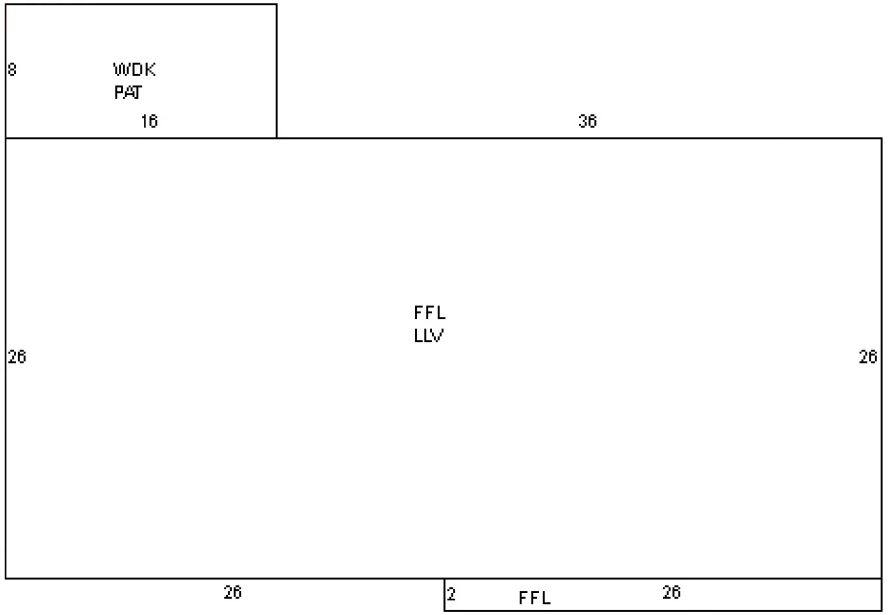
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	139.66
Special Features:	0	Val/Su Net:	116.33
Final Total:	350400	Val/Su SzAd	249.57

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,404	126.970	178,262
LLV	Lower Level	1,352	78.560	106,215
PAT	Patio	128	5.130	656
WDK	Deck	128	13.670	1,750

Net Sketched Area:	3,012			Total:	286,883
Size Ad	1404	Gross Are	3012	FinArea	2080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 134.0-0005-0012.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4X7	A	AV	1995	0.00	T	19.2	101						
19	Patio	D	Y	1	8X24	A	AV	1995	4.20	T	19.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700